

**BEARDSLEY PARK NEIGHBORHOOD  
REQUEST FOR PROPOSALS  
NEIL & BRADLEY REDEVELOPMENT**

*(Please see inside cover for important registration information)*

April 15, 2016 - June 22, 2016



Please visit <http://ci.champaign.il.us/rfp/> to register for this Request for Proposals (RFP). This will ensure you receive any addenda relating to this RFP prior to the submission deadline.



## Introduction

The City of Champaign is excited to issue this Request for Proposals (RFP) for the redevelopment of the city-owned lots located at the southeast corner of Neil Street and Bradley Avenue. These lots provide the opportunity for low density residential to complement the housing in the neighborhood with possible mixed-use (including retail, other commercial or community services on the first floor and residential above). It is envisioned that the chosen developer would take ownership of the property and construct the proposed development under the terms of a negotiated development agreement with the City.

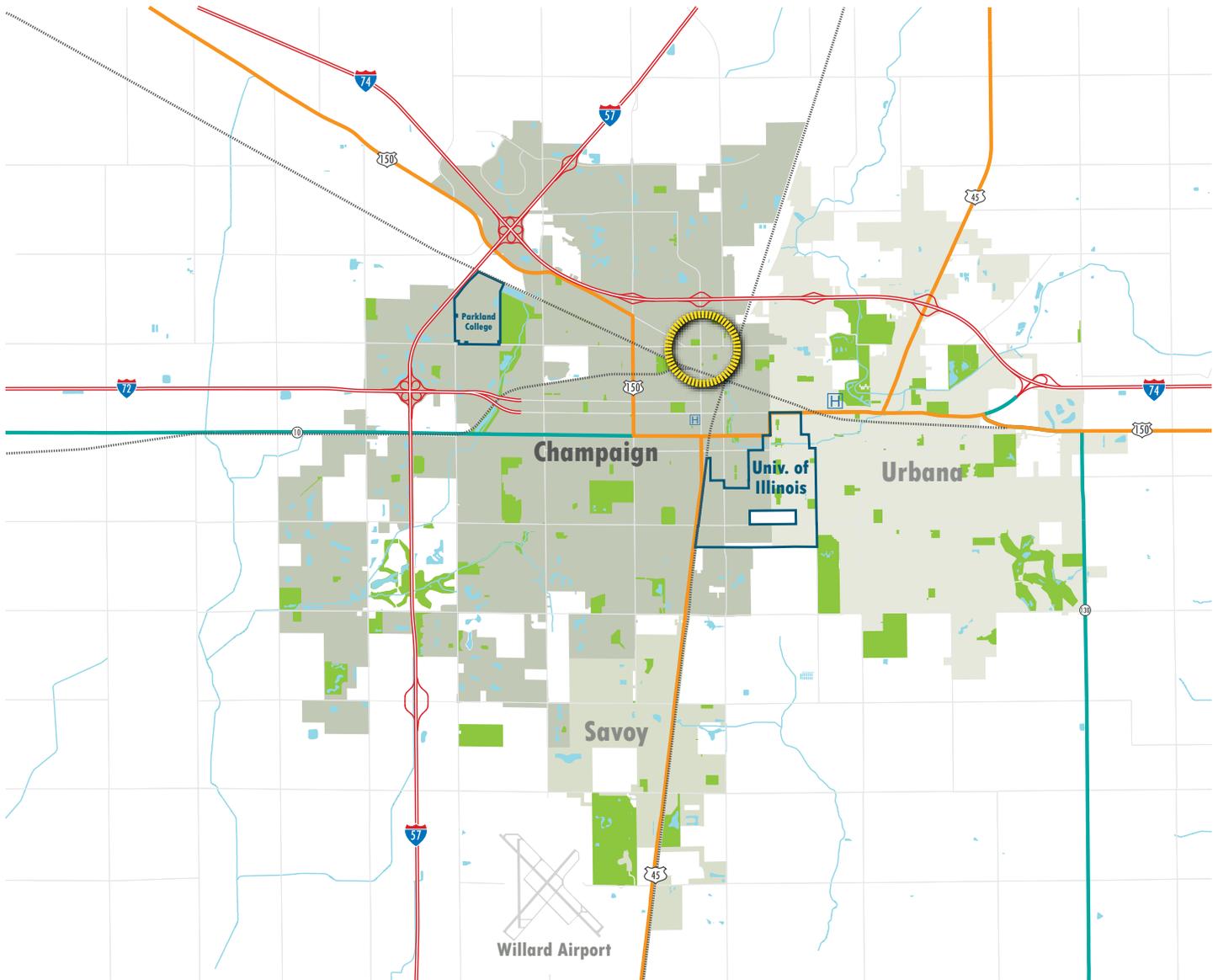
The property is planned to be located in a newly formed Tax Increment Finance (TIF) District, scheduled for City Council adoption in 2016. The TIF District provides an economic development tool for the City in the redevelopment of property.

This RFP outlines the goals of the City in offering this property for redevelopment, the information required to make a proposal and the criteria that will be utilized by a selection panel to make a recommendation to City Council to select a preferred developer. This RFP is being managed by the City of Champaign Neighborhood Services Department. Please find the contact information at the end of this RFP.

## Community Description

The current population of Champaign, Illinois, is 81,055 and the Champaign-Urbana metropolitan area population is approximately 231,891. Champaign is located in east-central Illinois and is home to the University of Illinois at Urbana-Champaign and Parkland College. In addition to these two educational institutions serving as major employers to the community, other employment opportunities include: Carle (medical), Champaign Unit #4 School District, Kraft Foods, Inc., Presence Covenant Medical Center, Urbana School District #116, Champaign County, Plastipak Packaging, Inc, and Christie Clinic. These ten businesses/agencies employ almost 24,000 workers in this region.

## CHAMPAIGN-URBANA METRO AREA

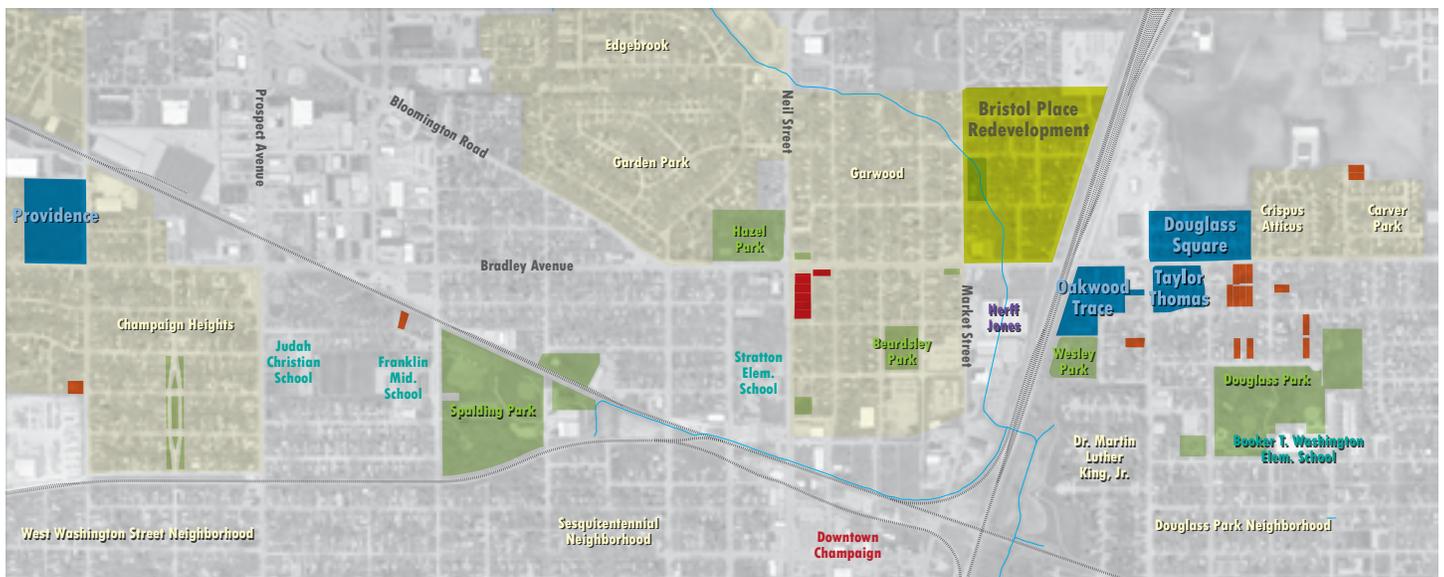


## Neighborhood Redevelopments

The north Champaign area continues to see substantial reinvestment. Since the early 2000's, major redevelopment on East Bradley Avenue occurred with substantial investment from the City of Champaign and the Housing Authority of Champaign County. First, the former HUD-subsidized apartment complex Parkside was substantially renovated and renamed the Oakwood Trace Townhomes, a mixed-income rental development. Next, the former HUD-subsidized apartment complex, Mansard Square, became the new single-family Taylor Thomas Subdivision. The third large tract redevelopment in this area turned the former public housing site, Burch Village, into the new mixed-income rental community known as Douglass Square. Completing the reinvestment in this area includes several scattered sites funded through the Neighborhood Stabilization Program (NSP-1) and city-donated infill housing sites constructed by Homestead Corporation and Habitat for Humanity.

Newly completed and beginning occupancy on West Bradley Avenue is the Providence at Sycamore Hills (affordable rental), formerly a public housing family site known as Joann Dorsey.

## NORTH CHAMPAIGN REDEVELOPMENT AND INVESTMENT



- Neil + Bradley Site
- Bristol Place Neighborhood Redevelopment
- Completed Neighborhood Redevelopment
- Infill + Neighborhood Stabilization
- Parks + Open Space
- Neighborhoods

The City is concurrently seeking a master developer through a Request for Qualifications (RFQ) process for the Bristol Place redevelopment, located three blocks to the east of this site (beginning at Market Street and Bradley Avenue). The relationship between this RFP and the Bristol Place Redevelopment RFQ is discussed further in this RFP and can be seen in the North Champaign Redevelopment and Investment map above.

The City desires to increase the availability of quality, affordable housing to compliment these developments and to provide relocation housing appropriate for persons being displaced through the Bristol Place redevelopment project. Construction of affordable housing would also help reduce the deficit of quality, affordable housing rental units as identified in the 2011 Regional Housing Study.

# Redevelopment Sites



**BRISTOL PLACE**  
NEIGHBORHOOD REDEVELOPMENT



**OAKWOOD TRACE**  
FORMERLY PARKSIDE



**DOUGLAS SQUARE**  
FORMERLY BURCH VILLAGE



**TAYLOR THOMAS**  
SUBDIVISION  
FORMERLY MANSARD SQUARE



**PROVIDENCE AT**  
SYCAMORE HILLS  
FORMERLY JOANN DORSEY HOMES



**INFILL HOUSING**  
BRADLEY AVENUE

## The Site

The southeast corner of Neil Street and Bradley Avenue in north Champaign is located in the City's Beardsley Park Neighborhood and is ideally situated between Interstate 74 and Downtown Champaign. The property fronts two arterial streets (Neil and Bradley) along the Neil Street corridor. This location is located only a 1/2 mile from the Downtown (south) and Interstate 74 (north). The site is only one mile from the Market Place Mall and 1.5 miles from North Prospect Avenue (significant retail, restaurants and entertainment).

The available parcels are: 1102, 1104, 1106, 1108, 1110 North Neil Street and 1111 North Hickory Street, Champaign, Illinois. The site is approximately 1.2 acres in size and appraised for \$200,000 in 2016 as a cleared site ready for redevelopment (see Appendix A for the appraisal).

The site is within the Beardsley Park Neighborhood Improvement Plan area. Adopted in [1995](#) and amended in [2000](#), the Beardsley Park Plan was implemented to improve property maintenance, redevelop deteriorated sites, improve infrastructure, and enhance the quality of life by reducing crime and increasing activities in the neighborhood surrounding Beardsley Park.



**LOOKING NORTH**



**LOOKING EAST**



**LOOKING SOUTHWEST**



## Project Goals

The City desires proposals that will compliment the neighborhood and existing housing in the Beardsley Park Neighborhood and anticipates proposals may include a blend of affordable housing in a mixed-use development. The existing Beardsley Park neighborhood group has expressed interest in seeing homeownership, affordable senior housing or services available for the neighborhood and surrounding area. Developers should consider these goals when determining the feasibility and competitive nature of their proposal.

The City is concurrently seeking a Request for Qualifications for the redevelopment of Bristol Place, located at the northeast corner of Market Street and Bradley Avenue, or three blocks east of the project site. The City will prioritize projects that provide replacement housing for displaced Bristol Place households. Preference may be given to developers submitting for both this RFP and the Bristol Place RFQ. While the Housing Authority of Champaign County is a party (co-sponsor) of the RFQ, this RFP is not a party to that agreement.

## Development Requirements

The parcels are located in the SF1, single-family zoning district. As such, the proposed project shall meet the requirements of the district. However, in order to meet the Project Goals above, proposals should consider the following :

1. Any non-SF1 use will require a zoning change or a Planned Development.
2. While the Zoning Ordinance does not contain requirements for the design of the building, it is the expectation that the orientation of the building is directed to the street, that there is consistent and adequate transparency (windows) along the street frontages.
3. The development would require building streetscape elements along Bradley Avenue and Neil Street that compliment the Neil Street corridor and provides a welcoming continued entrance into the community.

## Submittal Requirements

1. A written description of the project including an explanation as to how the proposal satisfies the Project Goals in this RFP.
2. A general plan and rendering of the proposed project.
3. The anticipated land uses, including types of housing and mixed use (if applicable).
4. An indication of any interest demonstrated by potential end users.
5. The proposed schedule for development, including agreement negotiation and due diligence period.
6. A draft project financial pro forma, including construction financing, anticipated subsidy and project revenues.
7. A description of any assistance needed from the City, including any financial incentives or waivers , and why these are needed to make the project financially feasible.
8. A statement of intent to build and own or build and sell.
9. Example(s) of similar projects undertaken by the developer and their locations.
10. The proposed purchase price including an explanation and rationale if proposed to be less than the appraised value.
11. The proposed construction type based on the applicable building codes at the time of building permit review.
12. Any additional information the respondent believes would assist the City in its selection of a developer.

## Evaluation Process

The responses will be evaluated by a panel consisting of City staff and Beardsley Park stakeholders. This panel will make a recommendation to City Council. With Council approval, a "Developer of Record" will be designated and will be given exclusive rights to negotiate with the City, for a limited and timely period, for implementation of a mutually satisfactory redevelopment plan and project. The evaluation will be based on the following criteria, but not limited to:

### Team Qualifications/Experience (50%)

- Demonstrated experience.
- Willingness to negotiate terms and conditions with the City to complete the project.
- Demonstrated success with similar projects.

### Project Approach (30%)

- Compliance with the RFP Submittal Requirements as specified in this RFP.
- Extent to which the proposal meets the Project Goals as stated in this RFP.
- Extent to which the proposal meets the Development Requirements as stated in this RFP.
- Proposed purchase price of the property (if applicable).
- Proposed City assistance (if any).
- Financial viability of the Project.
- Proposed project schedule.

### Meeting Project Goals (20%)

- Low density, mixed income housing.
- Complementing the Beardsley Park Neighborhood Improvement Plan goals and connectivity to the Bristol Place Redevelopment.
- Ability to provide relocation housing for Bristol Place displaced residents.

## Development Agreement

Upon successful negotiation with the "Developer of Record" to reach a mutually satisfactory plan, the "Developer of Record" must be prepared to promptly enter into a development agreement with the City that commits the "Developer of Record" to completing the project described in the proposal in substantial conformance with the submitted designs and project descriptions, the proposed project timelines, and any other conditions provided in the proposal.

## Zoning Approval (if required)

This site is currently zoned residential (SF1). The City anticipates proposals may desire to build multi-family and/or a mixed-use development that includes other uses on the ground floor and residential above. This will require an approval of a Planned Development in accordance with the Champaign Zoning Ordinance should the proposal not conform to all the regulations in the Ordinance. The developer would be responsible for making that application. The City's Planning and Development Department is responsible for long range planning, development review and administering the Champaign Zoning Ordinance.

## General Conditions

The City will issue addenda for any amendments to the RFP. Notice of the addenda shall be given to anyone who has downloaded the RFP and will be posted on the City's website. Responses to this RFP must acknowledge receipt of any addenda published by the City.

The City reserves the right to waive technicalities or to accept or reject any or all responses or combination of responses. The RFP response, or parts thereof as selected by the City, shall become contractually binding exhibits to the contract with the selected developer, to the extent they comply with this RFP.

The City reserves the right to amend, supplement or terminate this RFP without prior notice.

During the RFP process, all communication shall be coordinated through the designated City staff contact identified in the Correspondence Section at the end of this RFP. Communication shall be in writing only. Noncompliance with this direction may be cause for disqualification from the RFP process.

In response to this RFP, proposers affirm they have not failed to declare any business relationships that could constitute a conflict of interest nor engaged in any acts of collusion that have the effect of restricting or eliminating fair competition according to law (See Appendix B).

All content and related correspondence of the RFP response shall become the property of the City when received and shall not be returned to the respondent. The City reserves the right to use response content or any ideas therein. Selection or rejection of any response does not affect this right.

After the due date, proposals are open to the public under the Illinois Freedom of Information Act ("FOIA") (5 ILCS 140) unless you request that the City treat certain information as exempt. A request for confidential treatment will not supersede the City's legal obligations under FOIA. Regardless of any exemptions pursuant to FOIA, the City shall disclose the successful proposer's name and the substance of the proposal.

Development firms owned by women, minorities and persons with disabilities are encouraged to submit RFP responses or join others in doing so.

Pursuant to the City's Equal Opportunity in Purchasing Ordinance, the approved Developer must have on file a Certificate of Approval or an Affirmative Action Form plus an approved Affirmative Action Plan before being selected. Inquiries concerning this requirement may be directed to the Community Relations Office, 102 N. Neil Street, Champaign, Illinois 61820, or by telephone at (217) 403-8830.

The selected Developer must complete a Disclosure Affidavit and Dual Representation Affidavit, copies of which are attached to this RFP in Appendix B.

The selected Developer must demonstrate the capability to comply with applicable insurance, performance bond and project completion and financial guarantee requirements that may be necessary and required by the City to execute the project.

The City reserves the right to interview one or more finalists after the submittal deadline. Final approval of developer selection and development agreement will require action by City Council.

All responses submitted must be the original work product of the developer. The copying, paraphrasing or other use of substantial portions of the work project of another developer is not permitted. Violation of this instruction will cause the City to reject such submittals.

The selected Developer must agree to comply with all applicable federal, state and local laws.

Should the successful submittal result in public subsidy from the Tax Increment Finance District, the Prevailing Wage Act will apply. Public subsidy from the federal Community Development Block Grant or HOME Investment Partnership Program would require compliance with the U.S. Department of Labor's Davis-Bacon Wage Act and the U.S. Department of Housing and Urban Development's (HUD) Section 3 of the Housing & Urban Development Act of 1968.

The two wage acts (state and federal) require paying workers certain wages while performing work on publicly-subsidized projects. The federal Section 3 Act ensures that employment and economic opportunity generated by HUD financial assistance shall be directed, to the greatest extent feasible and consistent with federal, state and local laws, be directed to those who are recipients of government assistance for housing and to businesses providing economic opportunity to low- and very-low income persons.

Finally, if federal funding is used for this project, compliance with 24 CFR Part 58 Environmental Review Procedures will be required.

## Deadline & Correspondence

All communication pertaining to the RFP must go to:

Kerri Spear, Neighborhood Programs Manager  
kerri.spear@ci.champaign.il.us ph) 217-403-7070

City of Champaign, Neighborhood Services Dept.  
102 North Neil Street  
Champaign, IL 61820

Proposals are due at 4:00 p.m. CDT on **Wednesday, June 22, 2016**. Proposers shall submit one bounded and one unbounded, original hard copy of their proposal, including attachments, in an 8.5" x 11" report format, and one electronic copy on a flash drive, enclosed together in a postal envelope or box. Responses are due by 4:00 p.m. CDT on Wednesday, June 22, 2016 and shall be mailed to the address above.

The City will consider late responses sent by overnight delivery service timely if they are date-stamped at the appropriate time, and should have, according to the policy of the overnight delivery service, permitted delivery on time as prescribed in this RFP. The burden of proof for timely filing the RFP by overnight delivery shall rest upon the submitting entity.

### Appendix A: Current appraisal of the subject site

### Appendix B: Disclosure Affidavit and Dual Representation Affidavit

**APPRAISAL OF**



**LOCATED AT:**

1102 N Neil St  
Champaign, IL 61820

**FOR:**

City of Champaign - Neighborhood Services Department  
102 N Neil St  
Champaign, IL 61820

**BORROWER:**

N/A

**AS OF:**

March 6, 2016

**BY:**

Mark S. Whitsitt, SRA

LAND APPRAISAL REPORT

File No. 16-0132

SUBJECT	Property Address <b>1102 N Neil St</b>	Census Tract <b>0007.00</b>	LENDER DISCRETIONARY USE
	City <b>Champaign</b> County <b>Champaign</b> State <b>IL</b> Zip Code <b>61820</b>	Sale Price \$ _____	
	Legal Description <b>Lots 1, 7, 8, 9, 10, 11 and 12, Block 4 of Beardsley &amp; Shiver's Addition</b>	Date _____	
	Owner/Occupant <b>City of Champaign</b> Map Reference <b>Flood Insights</b>	Mortgage Amount \$ _____	
	Sale Price \$ <b>N/A</b> Date of Sale <b>N/A</b>	Mortgage Type _____	
	Loan charges/concessions to be paid by seller \$ <b>N/A</b>	Discount Points and Other Concessions _____	
R.E. Taxes \$ <b>0.00</b> Tax Year <b>2014</b> HOA \$/Mo. <b>0.00</b>	Paid by Seller \$ _____		
Lender/Client <b>City of Champaign - Neighborhood Services Department</b>	Source _____		
<b>102 N Neil St, Champaign, IL 61820</b>			

NEIGHBORHOOD	<b>LOCATION</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <b>BUILT UP</b> <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% <b>GROWTH RATE</b> <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow <b>PROPERTY VALUES</b> <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining <b>DEMAND/SUPPLY</b> <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply <b>MARKETING TIME</b> <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<b>NEIGHBORHOOD ANALYSIS</b> <table border="1"> <tr> <td></td> <td>Good</td> <td>Avg.</td> <td>Fair</td> <td>Poor</td> </tr> <tr> <td>Employment Stability</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreation Facilities</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Facilities</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Cond.</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Police &amp; Fire Protection</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Good	Avg.	Fair	Poor	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreation Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<b>PRESENT LAND USE %</b> Single Family <b>60%</b> 2-4 Family <b>5%</b> Multi-Family <b>10%</b> Commercial <b>25%</b> Industrial _____ Vacant _____	<b>LAND USE CHANGE</b> Not Likely <input checked="" type="checkbox"/> Likely <input type="checkbox"/> In process <input type="checkbox"/> To: _____	<b>PREDOMINANT OCCUPANCY</b> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (over 5%) <input type="checkbox"/>	<b>SINGLE FAMILY HOUSING</b> PRICE AGE \$(000) (yrs) 5 Low 150 High Predominant 50 -																																																																

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS See Attached Addendum.

SITE	Dimensions <u>See Attached Addendum</u>	Topography <b>Basically Level</b>	
	Site Area <u>See Attached Addendum</u> Corner Lot <b>Yes</b>	Size <b>Typical for Area</b>	
	Zoning Classification <b>SF-1, Single Family Residential</b> Zoning Compliance <b>Yes</b>	Shape <b>Rectangular</b>	
	HIGHEST & BEST USE: Present Use <b>X</b> Other Use _____	Drainage <b>Appears Adequate</b>	
	<b>UTILITIES</b> Public Other Electricity <input checked="" type="checkbox"/> _____ Gas <input checked="" type="checkbox"/> _____ Water <input checked="" type="checkbox"/> _____ Sanitary Sewer <input checked="" type="checkbox"/> _____ Storm Sewer <input checked="" type="checkbox"/> _____	<b>SITE IMPROVEMENTS</b> Type Public Private Street <b>Concrete</b> <input checked="" type="checkbox"/> <input type="checkbox"/> Curb/Gutter <b>Concrete</b> <input checked="" type="checkbox"/> <input type="checkbox"/> Sidewalk <b>Concrete</b> <input checked="" type="checkbox"/> <input type="checkbox"/> Street Lights <b>Concrete</b> <input checked="" type="checkbox"/> <input type="checkbox"/> Alley <b>Yes-East-Gravel</b> <input checked="" type="checkbox"/> <input type="checkbox"/>	View <b>City Street</b> Landscaping <b>None</b> Driveway <b>None</b> Apparent Easements <b>None Noted</b> FEMA Flood Hazard Yes* _____ No <b>X</b> FEMA* Map/Zone <b>Zone X, 17019C0313D</b>
	Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): <u>See Attached Addendum.</u>		

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	1102 N Neil St Champaign	1704 Glen Park Dr Champaign, IL 61821	1519 Grandview Dr Champaign, IL 61820	1415 Rose Champaign, IL 61821
Proximity to Subject		1.80 miles SW	1.99 miles SW	2.43 miles SW
Sales Price	\$ N/A	\$ 35,500	\$ 49,900	\$ 30,000
Price/ SF	\$ _____	\$ 4.89	\$ 4.29	\$ 4.21
Data Source	Inspection/PR	CCARMLS, Public Records	CCARMLS, Public Records	CCARMLS, Public Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		DOM 279	DOM 15	DOM 581
Concessions		Cash	CNV	Cash
Date of Sale/Time	N/A	12/07/2012	10/10/2012	06/12/2013
Location	Urban	Urban	Superior Urban	Urban
Site/View	Neutral, City St	Neutral, City St	Beneficial, Park	Neutral St
Site Size	8,712 SF	7,260 SF	11625 sf	7130 sf
Zoning	SF-1	SF-2	SF-1	SF-1
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 0.73	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 0.64	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0.00
Indicated Value of Subject		Gross: 14.9 Net: -14.9 \$ 4.16	Gross: 14.9 Net: -14.9 \$ 3.65	Gross: 0.0 Net: 0.0 \$ 4.21

Comments of Sales Comparison: See Attached Addendum.

RECONCILIATION	Comments and Conditions of Appraisal: <u>The subject features an analysis of one of seven lots which are the focus of this assignment, in order to accurately reflect the market value of the lots individually, but also as a gross valuation as independent "saleable" parcels.</u>
	Final Reconciliation: <u>See Attached Addendum.</u>
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>03/06/2016</u> to be \$ <u>200,000</u>

I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) Mark S. Whitsitt, SRA Review Appraiser \_\_\_\_\_ (if applicable)  Did  Did Not Inspect Property

# LAND APPRAISAL REPORT

File No. 16-0132

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

**SALES COMPARISON ANALYSIS**

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	1102 N Neil St Champaign	2911 Greystone Pl Champaign, IL 61822					
Proximity to Subject		4.55 miles SW					
Sales Price	\$ N/A	\$ 40,000		\$		\$	
Price/ SF	\$ <input checked="" type="checkbox"/> 7	\$ 4.59 <input checked="" type="checkbox"/>		\$ <input checked="" type="checkbox"/>		\$ <input checked="" type="checkbox"/>	
Data Source	Inspection/PR	CCARMLS, Public Records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sales or Financing Concessions		DOM 5 CNV					
Date of Sale/Time	N/A	05/22/2014					
Location	Urban	Suburban			-0.69		
Site/View	Neutral, City St	Neutral					
Site Size	8,712 SF	8712 SF					
Zoning	SF-1	SF-1					
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 0.69	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value of Subject		Gross: 15.0 Net: -15.0	\$ 3.90	Gross: Net: \$		Gross: Net: \$	

**ADDITIONAL COMMENTS**

ADDENDUM

Borrower:	File No.: 16-0132
Property Address: 1102 N Neil St	Case No.:
City: Champaign	State: IL Zip: 61820
Lender: City of Champaign - Neighborhood Services Department	

**INTENDED USER/INTENDED USE:**

This appraisal report is prepared for the sole use of the City of Champaign Neighborhood Services Department to assist with a fair market valuation service for vacant residential lots. This appraisal report is not to be relied upon by any third parties for any purpose whatsoever.

The appraiser is not a home inspector. This appraisal report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee that the property is free of defects. A professional home inspection is recommended.

**SCOPE:**

Your appraiser has performed the sales comparison approach, and in performing the sales comparison approach, your appraiser has used MLS information, with confirmation from property records or parties involved, when necessary.

The cost approach was performed using Marshall Valuation Cost Manual, local cost data, and/or market extracted costs. Land values are based on sales of competing properties or allocations.

This data had been analyzed and correlated to determine the final value estimate for the subject. This summary report is a brief recapitulation of the appraiser's data, analysis and conclusions. Supporting documentation is retained in the appraiser's file.

**PRIOR APPRAISALS**

Pursuant to the Conduct Section of the Ethics Rule of USPAP, "If known prior to accepting an assignment, and/or if discovered at any time during the assignment, an appraiser must disclose to the client, and in the subsequent report certification any services regarding the subject property performed by the appraiser within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity."

Your appraiser has not provided previous service or appraisal on the subject property within the past three years.

**Neighborhood Comments**

The subject is located in northern Champaign in an area that is comprised of residential homes, with a good mix of businesses and other commercial properties, as well as schools and some rental units in both a 2-4 unit and multifamily format. This neighborhood features a mix of homes, some of which are well maintained and sell at a premium for the area, but also many of which are in fair condition and used as rentals, or were abandoned or foreclosed upon in the recent past. Due to this property diversity, this neighborhood shows values in the very low range based on condition, however, this range also fluctuates above \$100,000 for homes that are well maintained and/or modernized according to the market. There are several vacant lots in the area, and the City of Champaign has purchased many homes in the nearby Bristol Place neighborhood that is found just a block or two northeast of the subject's direct location across Bradley Ave. Columbia Grade School is found directly to the west of the subject's location, and it is important to note that several busy arterial streets run directly through the neighborhood which gives good access to the major shopping districts to the north along Neil St, and to the downtown central business district of Champaign which is found about one mile south along Neil St as well. Bradley Ave runs east/west through the neighborhood, and connects Champaign and Urbana. There are RR Tracks which comprise the eastern edge of the neighborhood, which have some activity but due not detract significantly from values overall. Additional schools are found throughout Champaign which offers a "school of choice" format for grade school students, and Central High School is found to the southwest of the subject along University Avenue. Interstate 74 also travels east/west about a mile north of the subject property, and is a major arterial roadway for all of central Illinois. Restaurants, shopping and entertainment can be found just minutes from the subject property throughout Champaign and Urbana, and the University of Illinois campus is located about 1-2 miles southeast of the subject's area on the border between Champaign and Urbana.

**Site Comments**

The subject features multiple lots contained with this assignment, that are located at the southeast corner of Bradley Ave and Neil St in Champaign, IL. No adverse easements or encroachments were noted, and the lots appear to conform to zoning requirements (except Lot 12 which is an outlot and is not buildable). Please see the chart below for a full explanation of the subject property physical addresses, PIN#'s, ownership and site areas.

PIN	Owner	Address	Zoning	Dimensions	Area (sf)
42-20-12-226-003	City of Champaign	1110 N. Neil	SF1 Single Family	16' x 122'	1,952
42-20-12-226-004	City of Champaign	1110 N. Neil	SF1 Single Family	66' x 122'	8,052
42-20-12-226-005	City of Champaign	1108 N. Neil	SF1 Single Family	66' x 127'	8,382
42-20-12-226-006	City of Champaign	1106 N. Neil	SF1 Single Family	66' x 132'	8,712
42-20-12-226-007	City of Champaign	1104 N. Neil	SF1 Single Family	66' x 132'	8,712
42-20-12-226-008	City of Champaign	1102 N. Neil	SF1 Single Family	66' x 132'	8,712
42-20-12-226-009	City of Champaign	1111 N. Hickory	SF1 Single Family	47' x 132'	6,204

The client for this appraisal assignment has asked for a single market valuation on all seven lots, therefore, one lot will be identified in the sales comparison approach, for which to calculate a reasonable value per square foot, which can then be quantified into a gross valuation of the subject lots as a whole that will be shown in the reconciliation of this land appraisal assignment.

**Comments on Sales Comparison**

All four sales are residential style lots of comparable zoning (either SF-1 or SF-2) that react similar to the subject's zoning and all are of a similar size overall that allows for similar functional utility and buildability. Please note that sale one features a negative adjustment for its conditions of sale, in that it was a property purchased by the current owner for assemblage purposes at an above-market rate and as such features a negative adjustment to reflect the premium paid for this site to complete the assemblage package. Sale two is found near Hessel Park, and features a superior location adjustment due to the higher value and quality of homes that are found in this area of Champaign, and offers a beneficial view of the park that is superior to the subject's city street view. Sale three is similar to the subject, and sale four is also found in a high-quality

ADDENDUM

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subdivision that features superior homes and price ranges than the subject's direct area. The four sales are analyzed with adjustments made that are derived from the market, and the range in values on a per square foot basis is reasonably narrow and supportive from \$3.65/SF to \$4.21/SF. Mid-range, or \$4.00/SF is considered the most reliable indication of market value for the subject properties on a per square foot basis which then can be quantified per lot based on area calculations.

**Final Reconciliation**

As previously mentioned, the scope of work for this appraisal assignment asks for the gross valuation of seven individual residential parcels that are mostly legally conforming, and which are found in a high visibility and traffic area in the City of Champaign. As such, one of the seven lots was chosen in order to analyze a value on a per square foot basis, which can then be quantified into a gross valuation for all seven lots. The lots are identified with the corresponding values as follows:

PIN	Owner	Address	Zoning	Dimensions	Area (sf)	Value
42-20-12-226-003	City of Champaign	1110 N. Neil	SF1 Single Family	16' x 122'	1,952	\$7800
42-20-12-226-004	City of Champaign	1110 N. Neil	SF1 Single Family	66' x 122'	8,052	\$32200
42-20-12-226-005	City of Champaign	1108 N. Neil	SF1 Single Family	66' x 127'	8,382	\$33500
42-20-12-226-006	City of Champaign	1106 N. Neil	SF1 Single Family	66' x 132'	8,712	\$34800
42-20-12-226-007	City of Champaign	1104 N. Neil	SF1 Single Family	66' x 132'	8,712	\$34800
42-20-12-226-008	City of Champaign	1102 N. Neil	SF1 Single Family	66' x 132'	8,712	\$34800
42-20-12-226-009	City of Champaign	1111 N. Hickory	SF1 Single Family	47' x 132'	6,204	\$24800
						<b>\$202,700</b>

**The gross valuation of \$202,700 is calculated by combining the individual lot areas of the subject properties, by the \$4.00/SF value indication that is shown in the sales comparison approach. This value can then be rounded to \$200,000, however, it must be noted that this value does not include any discounting for absorption. The lot that is only 16' wide and associated with 1110 N Neil St as an "outlot" (PIN # 42-20-12-226-003) is unique because of its corner location, however, it is not a legally buildable lot and will most likely be associated with the lot directly south (1110 N Neil St). The final value conclusion for these seven residential lots is \$200,000.**

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc. ) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc. ) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated ) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 1102 N Neil St, Champaign, IL, 61820

**APPRAISER:**

**SUPERVISORY APPRAISER (only if required)**

Signature:   
 Name: Mark S. Whitsitt, CRA  
 Date Signed: 03/10/2016  
 State Certification #: 556.004823  
 or State License #: \_\_\_\_\_  
 State: IL  
 Expiration Date of Certification or License: 09/30/2017

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:	File No.: 16-0132	
Property Address: 1102 N Neil St	Case No.:	
City: Champaign	State: IL	Zip: 61820
Lender: City of Champaign - Neighborhood Services Department		



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: March 6, 2016  
Appraised Value: \$ 200,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

ADDITIONAL PHOTOS

Borrower:	File No.: 16-0132	
Property Address: 1102 N Neil St	Case No.:	
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View of Alley



View of Lot on Hickory St



View of Lot on Hickory St

ADDITIONAL PHOTOS

Borrower:	File No.: 16-0132
Property Address: 1102 N Neil St	Case No.:
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View Facing West on Bradley Ave



Rear View of Site Facing West Towards Columbia School



Additional View of Overall Site

COMPARABLE SALE 1

Borrower:	File No.: 16-0132	
Property Address: 1102 N Neil St	Case No.:	
City: Champaign	State: IL	Zip: 61820
Lender: City of Champaign - Neighborhood Services Department		

## 1704 Glen Park Dr, Champaign, IL 61821



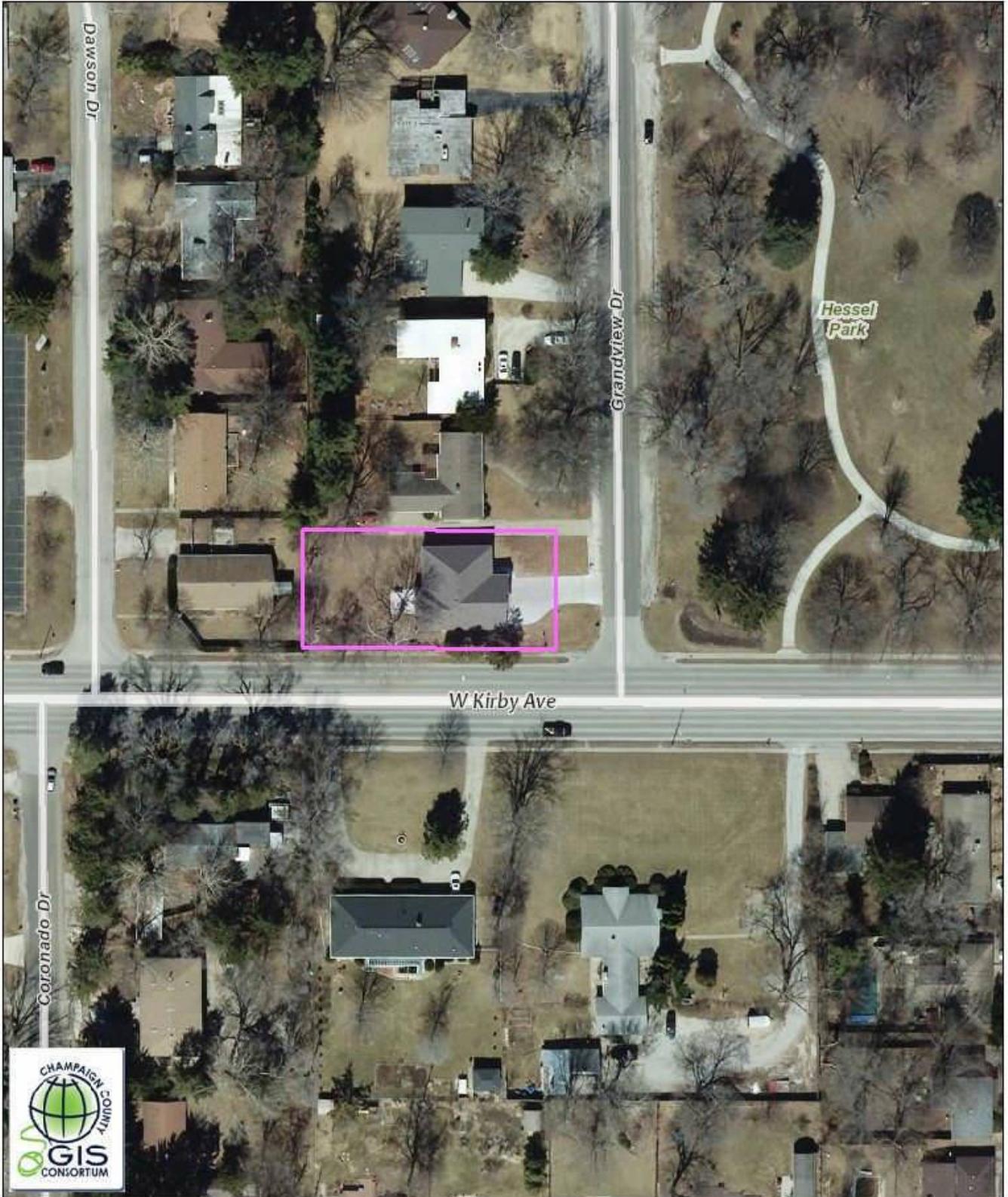
This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.



COMPARABLE SALE 2

Borrower:	File No.: 16-0132	
Property Address: 1102 N Neil St	Case No.:	
City: Champaign	State: IL	Zip: 61820
Lender: City of Champaign - Neighborhood Services Department		

### 1519 Grandview Dr, Champaign, IL 61820



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COMPARABLE SALE 3

Borrower:	File No.: 16-0132	
Property Address: 1102 N Neil St	Case No.:	
City: Champaign	State: IL	Zip: 61820
Lender: City of Champaign - Neighborhood Services Department		

## 1415 Rose Dr, Champaign, IL 61821



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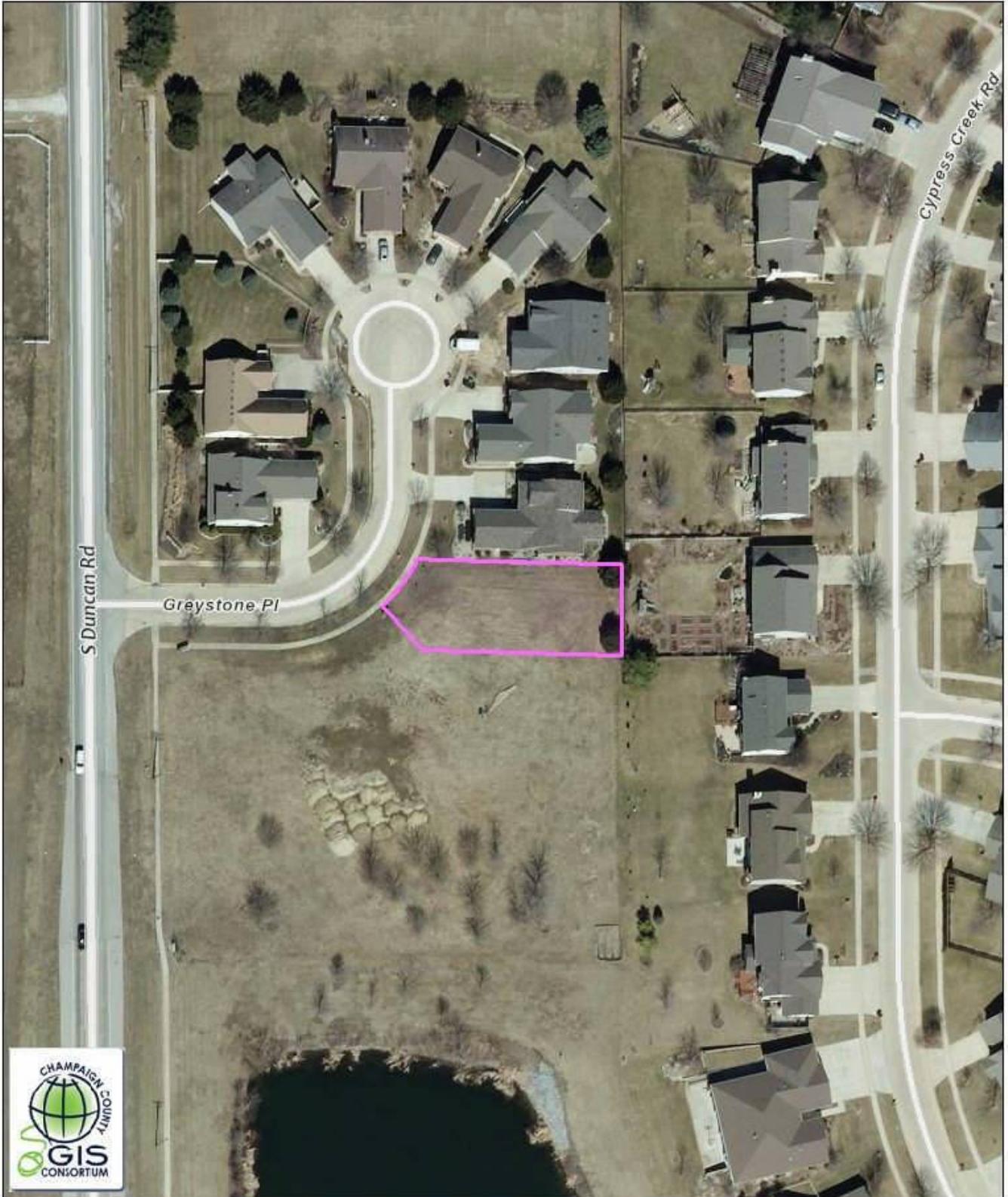


Date: Thursday, March 10, 2016

COMPARABLE SALE 4

Borrower:	File No.: 16-0132	
Property Address: 1102 N Neil St	Case No.:	
City: Champaign	State: IL	Zip: 61820
Lender: City of Champaign - Neighborhood Services Department		

## 2911 Greystone Pl, Champaign, IL 61822



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Date: Thursday, March 10, 2016

PLAT MAP

Borrower: File No.: 16-0132  
 Property Address: 1102 N Neil St Case No.:  
 City: Champaign State: IL Zip: 61820  
 Lender: City of Champaign - Neighborhood Services Department

Multiple Lots - City of Champaign

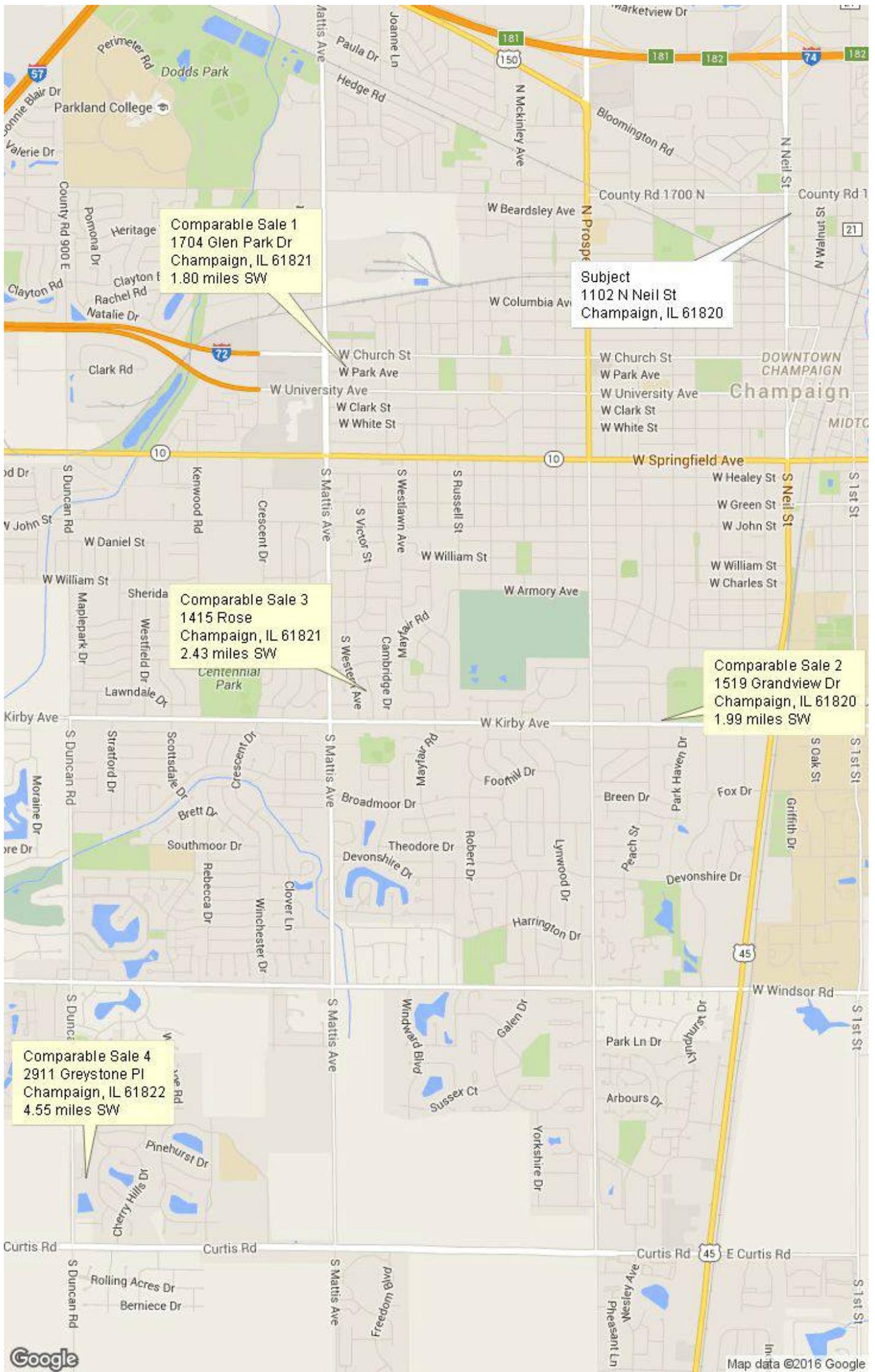


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LOCATION MAP

Borrower:	File No.: 16-0132	
Property Address: 1102 N Neil St	Case No.:	
City: Champaign	State: IL	Zip: 61820
Lender: City of Champaign - Neighborhood Services Department		



Comparable Sale 1  
1704 Glen Park Dr  
Champaign, IL 61821  
1.80 miles SW

Subject  
1102 N Neil St  
Champaign, IL 61820

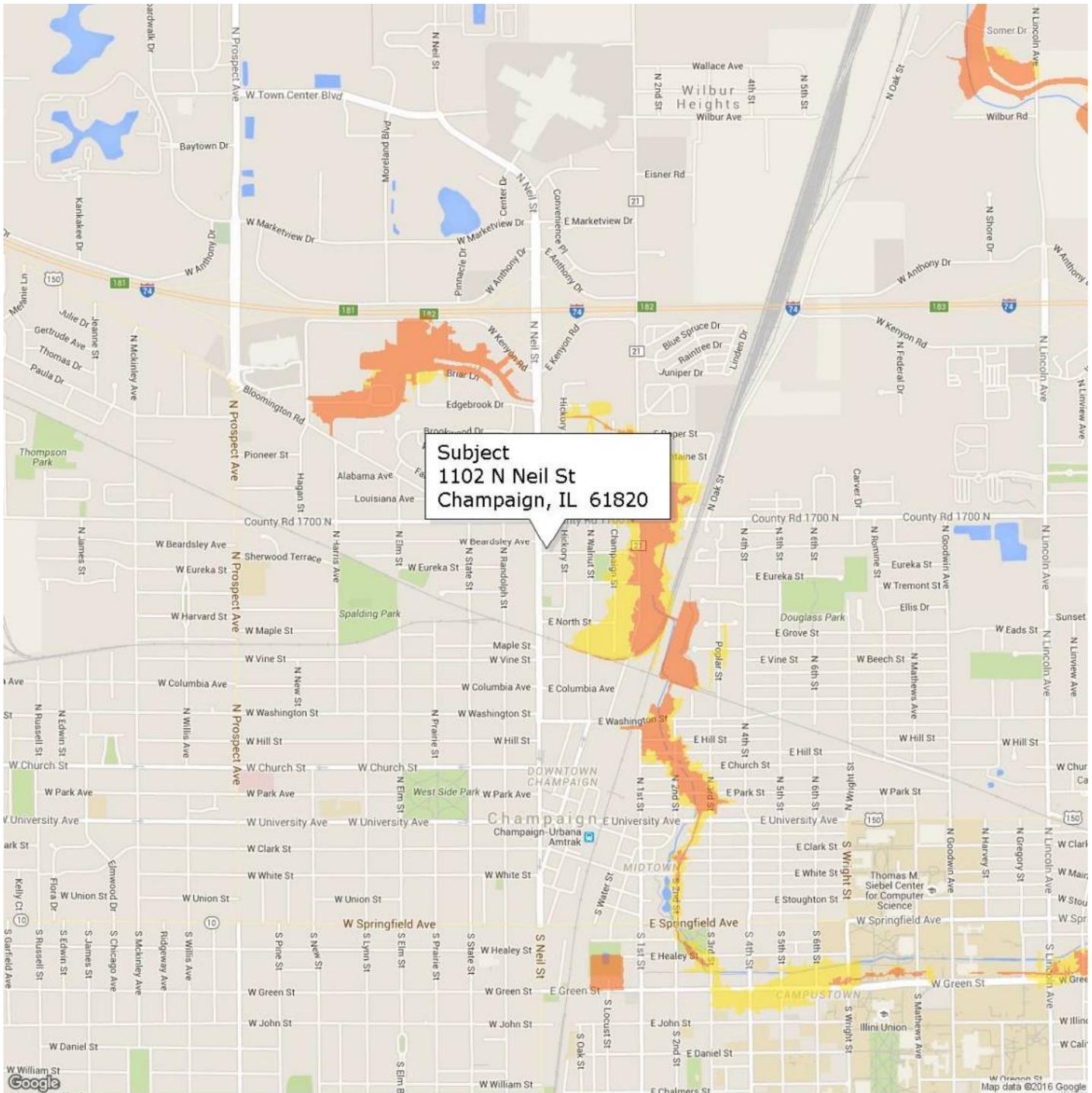
Comparable Sale 3  
1415 Rose  
Champaign, IL 61821  
2.43 miles SW

Comparable Sale 2  
1519 Grandview Dr  
Champaign, IL 61820  
1.99 miles SW

Comparable Sale 4  
2911 Greystone Pl  
Champaign, IL 61822  
4.55 miles SW

FLOOD MAP

Borrower: File No.: 16-0132  
 Property Address: 1102 N Neil St Case No.:  
 City: Champaign State: IL Zip: 61820  
 Lender: City of Champaign - Neighborhood Services Department



**FLOOD INFORMATION**

**Community:** City of Champaign  
**Property is NOT in a FEMA Special Flood Hazard Area**  
**Map Number:** 17019C0313D  
**Panel:** 0313D  
**Zone:** X  
**Map Date:** 10-02-2013  
**FIPS:** 17019  
**Source:** FEMA DFIRM

**LEGEND**

- = FEMA Special Flood Hazard Area – High Risk
- = Moderate and Minimal Risk Areas
- Road View:**
- = Forest
- = Water

**Sky Flood™**

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

LICENSE

Borrower:	File No.: 16-0132	
Property Address: 1102 N Neil St	Case No.:	
City: Champaign	State: IL	Zip: 61820
Lender: City of Champaign - Neighborhood Services Department		



AERIAL MAP

Borrower:	File No.: 16-0132	
Property Address: 1102 N Neil St	Case No.:	
City: Champaign	State: IL	Zip: 61820
Lender: City of Champaign - Neighborhood Services Department		

### Multiple Lots - City of Champaign



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Date: Thursday, March 10, 2016

**Disclosure Affidavit**

**DISCLOSURE AFFIDAVIT**

(NOTE: This disclosure is required by adopted City Council Policy. This Affidavit must be completely filled out and signed by any party 1) entering into contracts with the City, 2) involved in certain land use proceedings, or 3) development of real estate agreements with the City. This Affidavit assists the City in making determinations relative to conflict of interest and other laws.)

STATE OF \_\_\_\_\_ )  
 ) ss.  
 COUNTY OF \_\_\_\_\_ )

**SECTION I. BUSINESS STATUS STATEMENT**

I, the undersigned, being duly sworn, do state as follows:

A. \_\_\_\_\_ (Hereinafter "Contractor") is a:

Company Name

(Place mark in front of appropriate type of business)

\_\_\_\_\_ Corporation (if a Corporation, complete B)

\_\_\_\_\_ Partnership (if a Partnership, complete C)

\_\_\_\_\_ Limited Liability Corporation (if an LLC, complete C)

\_\_\_\_\_ Individual Proprietorship (if an Individual, complete D)

Contractor's Federal Tax Identification Number, or in the case of an individual or sole proprietorship, Social Security Number: \_\_\_\_\_

**B. CORPORATION**

The State of Incorporation is \_\_\_\_\_

Registered Agent of Corporation in Illinois:	Business Information (If Different from Above):
_____	_____
Name	Company Address, Principal Office
_____	_____
Address	City, State, Zip
_____	_____
City, State, Zip	Telephone                      Facsimile
_____	_____
Telephone	Website
_____	_____

The corporate officers are as follows (List type and identify all corporate officers – attach additional sheets if necessary):

President: \_\_\_\_\_

Vice President: \_\_\_\_\_

Secretary: \_\_\_\_\_

**Attach a List** of all shareholders owning five percent (5%) or more of the stock in the corporation.

C. PARTNERSHIP OR LLC

The partners or members are as follows: (Attach additional sheets if necessary)

\_\_\_\_\_  
Name Home Address & Telephone

\_\_\_\_\_  
Name Home Address & Telephone

\_\_\_\_\_  
Name Home Address & Telephone

The business address is \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

My home address is \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Manager of LLC (attach additional sheets as needed):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

D. INDIVIDUAL PROPRIETORSHIP

The business address is \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

My home address is \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**SECTION II. NON-COLLUSION STATEMENT** (50 ILCS 105/3; 65 ILCS 5/3.1-55-10)

- A. This bid is made without any connection or common interest in the profits with any other person other than the Contractor except as listed on a separate attached sheet to this affidavit.

Check One:

\_\_\_\_\_ Others Interested in Contract                      \_\_\_\_\_ None

- B. No department director or any employee or any officer of the City of Champaign has any financial interest, directly or indirectly, in the award of this contract except as listed on a separate attached sheet to this affidavit.
- C. That the Bidder/Contractor is not barred from bidding on any contract as a result of violation of 720 ILCS 5/33E-3 and 5/33E-4 (Bid Rigging or Bid Rotating).